

An Overview of Wells County's 2014 Annual Trending

May 7, 2014

The following steps were taken to conduct the 2014 annual trending in Wells County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Wells County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate.

Step 2: Calculation of New Land Values**

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time, except in the neighborhoods where market data indicated the need for an adjustment. The new agricultural land rate has also been implemented for 2014.

Step 3: Calculation of New Residential Factors & Residential Studies**

Wells County implemented the new location cost multipliers from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Wells County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

Step 4: Updated Commercial & Industrial Improvement Values**

Wells County implemented the new location cost multipliers from the Department of Local Government Finance.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2013 to 2/28/2014. Every attempt was made to ensure a representative sample for each property class. Sales from 2012 and 2013 were used in the Rock Creek, Liberty, and the Combined Townships of the improved residential portion of the ratio study. Sales from 2012 were also included in the Improved Industrial section of the ratio study. These sales were not time adjusted as values have remained constant in Wells County in that time period. However, given the very low sales activity for vacant commercial property and vacant industrial property in Wells County, no additional usable sales data was yielded even when attempting to expand the sales window back to 2009.**